

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, JANUARY 9, 2014 AT 7:00 P.M. IN THE SEABROOK
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA
5 ITEMS LISTED BELOW.

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7 President Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was
8 present.

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10 BOARD MEMBERS PRESENT:

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12	PAUL R. DUNPHEY	PRESIDENT
13	TERRY CHAPMAN	VICE-PRESIDENT
14	ERNIE DAVIS	TREASURER
15	BOB POSTON	MEMBER
16	GLENN ROYAL (ex. abs.)	MAYOR
17	THOM KOLUPSKI	COUNCIL REPRESENTATIVE
18	GARY BELL	MEMBER
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20 ALSO PRESENT WERE:

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22	GAYLE COOK	CITY MANAGER
23	STEVE WEATHERED	CITY/EDC ATTORNEY
24	PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
25	MEREDITH BRANT	ASSISTANT CITY SECRETARY
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27 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

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29 None

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31 **2.0 PRESENTATIONS**

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33 **2.1 Marketing report for November and December 2013. (Dearman)**

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35 LeaAnne Dearman gave her report for November and December.

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37 **2.2 Director's report on economic development activities for November and December.**
38 **(Chavez)**

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40 Paul Chavez gave his report for November and December.

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42 **2.3 Update on Tookie's Seafood presented by Barry Terrell of the Asparagus Group.**

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44 Barry Terrell, owner of Tookie's on Bayport Blvd. gave a report on the progress for

Tookie's Seafood. Mr. Terrell stated that once funding is available from the bank, the construction will begin. He stated that the engineering and plans are complete and construction has been permitted by the city. He added that he did not have a presentation per se, but he brought the drawings for anyone who is interested in looking at them. He asked that the incentive agreement be extended.

For the benefit of the new members, Mr. Chavez gave the background on the incentive agreement that the city has with Mr. Terrell. He added that the original agreement expired in December so the board must extend the agreement or it will become void. The project has been advertised and promoted.

3.0 NEW BUSINESS

3.1 Consider extension of the Tookie's Seafood incentive package. (Chavez)

Members requested that Item 7.1 be taken out of order and discussed in executive session prior to taking action on this item.

7.0 EXECUTIVE SESSION

At 7:19 p.m. President Dunphey announced that the EDC board would hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code and in accordance with the authority contained in Section 551.071, "Attorney Consultation."

551.071

- 7.1 Consult with attorney to receive legal advice only regarding legal requirements for project incentives and enforcement of incentive agreement(s) as provided under Section 551.071 Texas Government Code.

8.0 OPEN MEETING

President Dunphey reconvened the open meeting at 7:32 p.m. and stated that item 7.1 had been discussed, but no action was taken.

3.1 Consider extension of the Tookie's Seafood incentive package. (Chavez)

Motion was made by Councilor Kolupski and seconded by Mr. Bell

To approve extension of the Tookie's Seafood incentive package for 120 days from the original deadline of December 20, 2013.

MOTION CARRIED BY UNANIMOUS CONSENT.

3.2 Review of EDC's annual report to City Council. (Chavez)

Mr. Chavez reviewed the proposed annual report which will be made to council in February.

4.0 OLD BUSINESS

4.1 Update on the Waterfront Drive Project. (Cook)

City Manager Gayle Cook gave a presentation showing the progress of the project. She stated that not a lot of progress was made during the holidays, but activity has picked up and completion is expected in April. Once AT&T and Comcast lines are in place the electrical can be installed.

In response to questions, Mr. Davis explained the scope of the project. He stated that the hope is that the improvements will entice more economic development on The Point.

5.0 APPROVAL OF MINUTES

5.1 Review and approval of the minutes of the November 20, 2013 meeting. (Brant)

Motion was made by Councilor Kolupski and seconded by Terry Chapman

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Establish future meeting dates and agenda items.

President Dunphey stated that the next meeting will be February 13.

Mr. Bell requested an item be placed on the agenda to consider business cards for EDC members.

7.0 EXECUTIVE SESSION

At 7:53 p.m. President Dunphey announced that the EDC board would hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code and in accordance with the authority contained in Section 551.087 "Deliberation Regarding Economic Development Negotiations."

Councilor Kolupski recused himself and did not go into executive session.

551.087

- 7.2 Discuss commercial information the EDC has received from a business prospect that it seeks to have locate, stay or expand in the City and which the EDC is conducting economic development negotiations, including deliberation of financial offer or incentive, as provided by Section 551.087 Texas Government Code.

8.0 OPEN MEETING

President Dunphey reconvened the open meeting at 8:07 p.m. and stated that item 7.2 had been discussed, but no action was taken.

- 8.1 Consider and take all appropriate action regarding proposed incentives agreement for Repsdorph Waterfront Project, including designation as a Project and requesting staff/city attorney to prepare proper notice of publication for public hearing(s).

Motion was made by Mr. Davis and seconded by Mr. Bell

To designate the proposed Repsdorph Waterfront as an EDC Project and request staff/city attorney to prepare proper notice of publication for required public hearings.

AYES: Dunphey, Bell, Chapman, Davis, Poston.

NAYS: None.

RECUSED AND NOT VOTING: Kolupski.

MOTION CARRIED BY MAJORITY VOTE.

Upon motion the meeting was adjourned at 8:08 p.m.

APPROVED THIS 13TH DAY OF FEBRUARY 2014.



Meredith Brant
Meredith Brant, TRMC
Assistant City Secretary

[Signature]
~~Paul R. Dunphey, President~~
Terry Chapman, Vice President